

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION AGREEMENT
SAMPLE REPORT**

ALLIED HOME INSPECTION SERVICES

800 / 498 - 4498

**JOHN O. FRANZEN
LICENSED BUILDING INSPECTOR
T.R.E.C. # 1553**

BUYER / CLIENT INFORMATION:

NAME:

ADDRESS:

CELL / WORK PHONE:

HOME PHONE

FAX / E-MAIL:

REALTOR INFORMATION

NAME:

REALTY CO

ADDRESS:

PHONE

FAX / E-MAIL:

PROPERTY INFORMATION:

ADDRESS:

COUNTY

KEY MAP NO.

TYPE OF STRUCTURE: LOFT

APPROX. AGE OF STRUCTURE: ENTIRE BUILDING WAS GUTTED & REDONE

TYPE OF INSPECTION REQUESTED:

STRUCTURAL: XX

MECHANICAL: XX

POOL:

SPA:

OTHER:

TOTAL INSPECTION FEE \$ (TO BE PAID AT TIME OF INSPECTION)

IMPORTANT NOTICE: (PLEASE READ CAREFULLY)

**ADDENDUM TO PROPERTY INSPECTION REPORT
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**ALLIED HOME INSPECTION SERVICES
P. O. BOX 3997
GALVESTON, TEXAS 77552-3997
409 / 763 - 1881**

**JOHN O. FRANZEN
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T.R.E.C. # 1553**

VACANT HOUSES:

THE FOLLOWING ITEMS ARE THE MOST COMMON PROBLEMS FOUND AFTER A HOUSE HAS BEEN VACANT FOR A WEEK OR MORE; AND ALLIED HOME INSPECTION SERVICES WILL NOT BE RESPONSIBLE FOR:

- 1. SEWER AND DRAIN LINES STOPPING UP AND LEAKS AT FAUCETS DUE TO SEALS AND WASHERS DRYING OUT.**
- 2. LEAKS AT DISHWASHERS (SEALS DRYING OUT), DISHWASHER MOTOR OR PUMP LOCKING UP**
- 3. GARBAGE DISPOSAL LOCKING UP.**
- 4. WATER HEATERS LEAKING AT DRAIN VALVE AND/ OR SUPPLY LINE**
- 5. DAMAGE TO ELECTRIC WATER HEATERS WHEN WATER IS DRAINED FROM WATER HEATER BUT ELECTRIC POWER IS NOT SHUT OFF TO WATER HEATER. (CAUSES DAMAGE TO HEATING ELEMENTS AND THERMOSTATS.**
- 6. GAS WATER HEATERS AND GAS FURNACES. (IF GAS HAS BEEN TURNED OFF, THERMOCOUPLE (PILOT GENERATOR) MAY FAIL.**

STRUCTURAL & MECHANICAL INSPECTIONS DO NOT INCLUDE THE FOLLOWING: GAS LINES, OUTDOOR COOKING EQUIPMENT, YARD LIGHTING, FRENCH DRAIN SYSTEMS, SECURITY & FIRE SYSTEMS, WATER WELL SYSTEMS, SEPTIC SEWAGE SYSTEMS, SELF-CLEANING CYCLE ON OVENS, RADIATION LEAKAGE FROM MICROWAVE OVENS, OR RISER HEIGHT ON STAIRWAYS.

STRUCTURAL & MECHANICAL INSPECTIONS DO NOT INCLUDE THE DETERMINATION OF THE PRESENCE OF ANY WOOD-DESTROYING INSECTS, ASBESTOS CONTAINING MATERIALS, RADON, LEAD PAINT, ON ANY TYPE OF CHEMICAL OR CARCINOGENIC SUBSTANCE OR GAS THAT IS HARMFUL TO HUMANS OR ANIMALS INCLUDING MOLD, FUNGI, OR OTHER MICROBES.

IMPORTANT INSPECTION LIMITATIONS AND DISCLAIMERS

THIS INSPECTION REPORTS ONLY ON THE ITEMS LISTED AND ONLY ON THE PRESENT CONDITION OF THOSE ITEMS. THIS INSPECTION REPORT REFLECTS ONLY IF THE ITEMS INSPECTED ARE OBSERVED TO BE "FUNCTIONAL" OR "IN NEED OF REPAIR" AT THE TIME OF THE INSPECTION. THAT IS, WHETHER SUCH ITEMS AT THE TIME OF THE INSPECTION ARE OBSERVED TO BE SERVING THE PURPOSE FOR WHICH THEY ARE ORDINARILY INTENDED. THIS INSPECTION IS NOT A CODE INSPECTION. THIS INSPECTION REPORT REFLECTS ONLY THOSE ITEMS REASONABLY OBSERVABLE AT THE TIME OF THE INSPECTION. NO REPRESENTATION OR COMMENT CAN BE MADE CONCERNING ANY LATENT DEFECTS OR DEFECTS NOT REASONABLY OBSERVABLE BY THIS INSPECTOR AT THE TIME OF THE INSPECTION OR OF OTHER ITEMS WHICH REQUIRE THE REMOVAL OF PERMANENT COVERINGS. THIS INSPECTOR IS RENDERING OPINIONS ON THE CONDITION OF THE PROPERTY AT THE TIME OF THE INSPECTION. THIS IS COVERED UNDER THE "PROFESSIONAL SERVICES" EXEMPTION OF THE TEXAS DECEPTIVE TRADE ACT. REFER TO TEXAS COURT OF APPEALS CASE IN FORT WORTH, TEXAS "HEAD VS U.S. INSPECT".

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IMPORTANT INSPECTION LIMITATIONS AND DISCLAIMERS (CONT.)

FOR EXAMPLE, BUT WITHOUT LIMITATION, RECENT REPAIRS, PAINTING, OR COVERING MAY CONCEAL PRIOR OR PRESENT LEAD DAMAGE WHICH IS NOT REASONABLY OBSERVABLE BY THIS INSPECTOR, AND NO REPRESENTATION OR COMMENT CAN BE MADE.

THIS INSPECTION DOES NOT COVER THE POSSIBLE EXISTENCE OF SINK HOLES, SUBTERRANEAN WATER PROBLEMS, OTHER TYPES OF GEOTECHNICAL PROBLEMS CONCERNING THE LAND THAT THE PROPERTY IS LOCATED ON. A FULL EVALUATION OF STUCCO OR EIFS EXTERIOR CLADDING (IF PRESENT) IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN, ARE EXCLUDED AND DISCLAIMED. IF A COMMENT IS MADE CONCERNING THE PRESENT CONDITION OF AN ITEM, THE BUYER / CLIENT IS URGED TO CONTACT A QUALIFIED SPECIALIST TO MAKE FURTHER INSPECTIONS OR EVALUATIONS OF THAT ITEM. BUYER / CLIENT MUST NOTIFY ALLIED HOME INSPECTION SERVICES OF ANY COMPLAINTS WITHIN SEVEN (7) DAYS OF THE DATE OF THE INSPECTION AND THEREAFTER ALLOW A PROMPT REINSPECTION OF THE ITEM (S) IN QUESTION, OTHERWISE, ALL CLAIMS FOR DAMAGES, ARISING OUT OF SUCH COMPLAINT, ARE WAIVED BY THE BUYER / CLIENT.

IF BUYER / CLIENT INSTITUTES ANY LEGAL ACTION CONCERNING THIS INSPECTION, AND FAILS TO PREVAIL ON ALL OF THE CAUSES OF ACTION ALLEGED, BUYER / CLIENT SHALL BE LIABLE TO ALLIED HOME INSPECTION SERVICES FOR ALL OF ITS ATTORNEY FEES INCURRED IN SUCH LEGAL ACTION. ACTUAL DAMAGES FOR ANY BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE, OR OTHERWISE, ARE LIMITED TO THE AMOUNT OF THE INSPECTION FEE SHOWN HEREON. BUYER / CLIENT, BY ACCEPTING THIS INSPECTION REPORT, OR RELYING ON IT IN ANY WAY, EXPRESSLY AGREES TO THESE LIMITATIONS AND DISCLAIMERS.

BUYER / CLIENT AND ALLIED HOME INSPECTION SERVICES AGREE THAT SHOULD A COURT OF COMPETENT JURISDICTION DETERMINE AND DECLARE ANY PORTION OF THIS INSPECTION AGREEMENT VOID, VOIDABLE, OR UNENFORCEABLE, THE REMAINING PROVISIONS AND PORTIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

DATED: MAY 2, 2011

SIGNATURES OF BUYER / CLIENT AND JOHN O. FRANZEN WERE ON THE ORIGINAL INSPECTION AGREEMENT.

NOTE:

IF BUYERS /CLIENTS ARE NOT PRESENT DURING THE INSPECTION, A COPY OF THIS INSPECTION AGREEMENT WILL BE EMAILED OR FAXED TO THEM PRIOR TO THE TIME OF THE INSPECTION, SO THAT THEY CAN READ IT CAREFULLY, DATE, SIGN, AND RETURN THE AGREEMENT VIA FAX OR EMAIL.

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STATUS OF PROPERTY AT TIME OF INSPECTION

APPROX. AGE OF THE PROPERTY? BEEN REBUILT IS CONSIDERED NEW	APPROX. SQUARE FOOTAGE? 1,180 SQ. FT.
IS THE PROPERTY OCCUPIED OR VACANT? VACANT	NO. OF STORIES? ONE
NAME OF BUILDER? UNKNOWN	PROPERTY FACES WHICH DIRECTION? NORTH
IS ELECTRICITY ON? YES	IS GAS ON? N/A
IS PROPERTY ALL ELECTRIC? YES	IS WATER ON? YES
IS THERE A SPRINKLER SYSTEM? NO	IS THERE A WATER WELL SYSTEM? NO
IS A WOOD SHINGLE ROOF STILL IN PLACE? NO	IS THERE A SEPTIC SYSTEM? NO
ARE THERE ANY SKYLIGHTS? NO	LOCATION OF SKYLIGHTS? N/A
IS THERE A POOL AND / OR SPA? NO	TYPE OF FOUNDATION? SLAB ON GRADE
DATE OF INSPECTION? MAY 2, 2011	START TIME OF INSPECTION? 10:30 AM
WEATHER CONDITIONS: LIGHT RAIN	END TIME OF INSPECTION? 12:10 PM

NOTE:

AIR DRAFTING QUALITY OR ITS ADEQUACY OF THE FIREPLACE (S) ARE NOT TESTED. THE FOLLOWING ITEMS WERE NOT INSPECTED: GAS LINES, OUTDOOR COOKING EQUIPMENT, YARD LIGHTING, FRENCH DRAIN SYSTEMS, SECURITY / FIRE PROTECTION SYSTEMS, WATER WELL SYSTEMS, SEPTIC SEWAGE SYSTEMS, SELF-CLEANING CYCLE ON OVENS, OVEN TIMERS, AND ANY RADIATION LEAKAGE FROM MICROWAVE OVENS. T& P VALVES, ON WATER HEATERS, ARE NOT OPERATED.'

NOTE:

THE DETERMINATION, OF THE EXISTENCE OF BROWNFIELDS, SINK HOLES, SUBTERRANEAN WATER PROBLEMS, OR OTHER GEOTECHNICAL TYPE PROBLEMS ON THE SUBJECT PROPERTY OR ADJACENT PROPERTIES, IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

NOTE:

IF WOOD SHINGLE ROOF IS STILL IN PLACE UNDER THE COMPOSITION ROOF, BUYER (S) MAY HAVE DIFFICULTY OBTAINING HOMEOWNER'S INSURANCE.

NOTE:

IF ALUMINUM BRANCH WIRING IS PRESENT IN THE PROPERTY. BUYER (S) MAY HAVE HAVE DIFFICULTY OBTAINING HOMEOWNER'S INSURANCE.

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ADDRESS OF PROPERTY:

NOTE:

THE PURPOSE OF A PROPERTY OR HOME INSPECTION, IS TO INFORM THE BUYER (S) OF THE PRESENT CONDITION OF THE PROPERTY OR DWELLING BASED ON CURRENT BUILDING STANDARDS. THIS INSPECTOR HAS NO AUTHORITY TO REQUIRE ANYONE TO MAKE ANY REPAIRS THAT ARE LISTED IN THIS REPORT.

NOTE:

INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE AND TWO FAMILY DWELLINGS (2000) IS THE STANDARD FOR THE ENTIRE STATE OF TEXAS. CODE COMPLIANCE IN LIFE AND SAFETY ISSUES, DOES NOT APPLY TO EXISTING DWELLINGS BUT DOES APPLY FOR NEW DWELLINGS. REPLACEMENTS OR ADDITIONS, TO AN EXISTING DWELLING, SUCH AS A NEW A/C SYSTEM, ARE REQUIRED TO MEET THE NEW BUILDING CODE.

NOTE:

A MINIMUM OF 4 INCHES OF SLAB NEEDS TO BE LEFT EXPOSED AND POSITIVE DRAINAGE AWAY FROM THE SLAB NEEDS TO BE MAINTAINED AT ALL TIMES. IF THERE ARE ANY TREES LOCATED WITHIN 5 FEET OF THE FOUNDATION, IT IS RECOMMENDED THAT THE TREES EITHER BE REMOVED OR TREE ROOT BARRIERS BE INSTALLED TO DECREASE THE POSSIBILITY OF FUTURE FOUNDATION PROBLEMS CAUSED BY THE TREE ROOTS. THE INSTALLATION AND USE, OF SOAKER HOSES AROUND THE SLAB, IS STRONGLY RECOMMENDED.

NOTE:

THE DETERMINATION, OF THE EXISTENCE OF BROWNFIELDS, SINK HOLES, SUBTERRANEAN WATER PROBLEMS, OR OTHER GEOTECHNICAL TYPE PROBLEMS ON THE SUBJECT PROPERTY OR ADJACENT PROPERTIES, IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

NOTE:

BUYER (S) SHOULD OBTAIN A COPY OF THE BUILDER'S WARRANTY PACKAGE WHICH SHOULD CONTAIN COPIES OF THE WARRANTIES ON THE FOUNDATION, ROOF, A/C & HEATING SYSTEMS, WATER HEATER (S), AND APPLIANCES.

NOTE:

ALL, OF THE BELOW LISTED REPAIRS, SHOULD BE COMPLETED BY THE SELLER AT NO COST TO THE BUYER(S):

- NO. 1 BRICK, ON WALL OF THE LIVING ROOM, HAS A NUMBER OF MORTAR CRACKS. SEE PHOTO PAGES. REPAIRS ARE NEEDED**

- NO. 2 COMMODE TANKS ARE MISSING AN ANTI-SIPHONING DEVICE. SEE PHOTO PAGES. SEE APPENDIX JJ-2**

- NO. 3 KITCHEN SINK IS MISSING AN ANTI-SIPHONING DEVICE. IT IS REQUIRED DUE TO THE PRESENCE OF THE SPRAY NOZZLE. LOOPING, UNDER THE SINK, IS NOT ALLOWED. SEE APPENDIX N-2 SEE PHOTO PAGES**

- NO. 4 BACK WALL, UNDER THE KITCHEN SINK, IS DAMAGED. SEE PHOTO PAGES. REPAIRS ARE NEEDED.**

- NO. 5 POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT.**

- NO. 6 DISPOSAL HAS DEBRIS IN IT. REPAIRS ARE NEEDED.**

- NO. 7 TUB, IN THE NO. 2 BATH, IS MISSING A TUB STOPPER ASSEMBLY.**

- NO. 8 DISHWASHER IS MISSING A WALL SAFETY SWITCH. REPAIRS ARE NEEDED.**

- NO. 9 TUB, IN THE NO. 2 BATH, IS MISSING A PLUMBING ACCESS PANEL. SEE APPENDIX K-2 & K-3**

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NO. 10 THERE ARE APPROXIMATELY THREE WHITE NEUTRAL WIRES COMING OUT OF BREAKERS. THESE WHITE WIRES NEED TO BE TRACED BY LICENSED ELECTRICIAN TO DETERMINE IF THEY ARE REALLY HOT WIRES THAT HAVE NOT BEEN TAGGED AS HOTS, IF THEY ARE REALLY NEUTRAL WIRES, THEN THE BREAKER BOX NEEDS TO BE REWIRED. SEE PHOTO PAGES

NO. 11 ALL 15 & 20 AMP WALL RECEPTACLES NEED TO BE CHANGED TO TAMPER-RESISTANT TYPE RECEPTACLES. SEE APPENDIX 406.11

NOTE:

UNABLE TO LOCATE THE MAIN BREAKER BOX. THE SUB-PANEL BREAKER BOX IS LOCATED IN THE NO. 2 BEDROOM. IT IS REQUIRED THAT EACH UNIT, IN THE BUILDING, HAVE A SEPARATE MAIN BREAKER BOX. THIS SEPARATE MAIN BREAKER BOX, NEEDS TO BE IDENTIFIED AS BELONGING TO UNIT 206. BUYER NEEDS TO DETERMINE THE LOCATION OF THE MAIN BREAKER BOX.

NOTE:

IT WAS NOT DETERMINE THE SIZE OF THE ELECTRICAL SERVICE FOR THIS UNIT . IF THE ELECTRICAL SERVICE IS 125 AMPS OR LESS, IT IS PROBABLY NOT ENOUGH SINCE THE UNIT HAS ALL ELECTRIC COOKING, AN ELECTRIC A/C & FURNACE, ELECTRIC WATER HEATER, AND AN ELECTRIC CONNECTION FOR AN ELECTRIC CLOTHES DRYER. ESTIMATED COST, TO UPGRADE THE ELECTRICAL SERVICE, TO MEET ALL CURRENT NEC AND CITY OF GALVESTON ELECTRICAL CODES, IS \$2,000 - \$2,500.

NO. 12 ALL 15 & 20 AMP CIRCUITS, THAT SERVE LIVING AREAS, ARE MISSING ARC-FAULT PROTECTION IN THE BREAKER BOX. SEE APPENDIX M-2 & NEC 210.12

NO. 13 FLOORING NEEDS TO BE INSTALLED IN THE TWO BEDROOMS. SEE PHOTO PAGES

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- NO. 14 SINK FAUCETS, IN THE TWO BATHS, ARE NOT IDENTIFIED AS BEING HOT & COLD**

- NO. 15 LIGHT, IN THE SHOWER CEILING OF THE MASTER BATH, IS NOT OPERABLE. IT MAY BE JUST A BURNT OUT BULB.**

- NO. 16 RIGHT SIDE SINK STOPPER ASSEMBLY, IN THE MASTER BATH, NEEDS REPAIR.**

- NO. 17 ADDITIONAL KITCHEN OUTLETS ARE NEEDED TO SERVE THE EAST SIDE COUNTER TOP AND THE PENINSULA. SEE APPENDIX M, P-1, P-2, E3801.2.1, & E3801.4.**

- NO. 18 PVC DRAIN LINE, OFF THE T&P VALVE OF THE WATER HEATER, IS NOT GRAVITY FLOW. SEE APPENDIX DD-1-A, DD-1-B, & DD-1-C. SEE PHOTO PAGES**

- NO. 19 GALVANIZED - COPPER PIPING CONNECTIONS, AT THE TOP OF THE WATER HEATER, ARE MISSING DIELECTRIC FITTINGS. SEE PHOTO PAGES SEE APPENDIX K-2 & K-3.**

- NO. 20 THE SHELF, IN THE UTILITY ROOM WHERE THE WATER HEATER, IS LOCATED. LOOKS VERY ROUGH. SEE PHOTO PAGES. REPAIRS ARE NEEDED.**

- NO. 21 UNABLE TO LOCATE A DRYER VENT IN THE UTILITY ROOM. SEE APPENDIX E & EE-1-A. REPAIRS ARE NEEDED.**

- NO. 22 SPRAY NOZZLE, AT THE KITCHEN SINK, NEEDS REPAIR.**

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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

NOTE:

IF THE RESIDENCE IS LOCATED IN GALVESTON OR BRAZORIA COUNTIES, BUYERS SHOULD VERIFY, PRIOR TO CLOSING, THAT THE PROPERTY MEETS ALL CURRENT WIND-STORM BRACING REQUIREMENTS IN ORDER TO OBTAIN HOMEOWNER'S INSURANCE. BUYER'S INSURANCE AGENT CAN PROVIDE A LIST OF APPROVED ENGINEERS FOR THIS TYPE OF INSPECTION. IT WAS NOT DETERMINED IF THE RESIDENCE MEETS CURRENT WIND-STORM BRACING REQUIREMENTS.

NOTE:

THE INSPECTION, FOR THE POSSIBLE PRESENCE OF MOLD, FUNGI, OR OTHER MICROBES IS NOT WITHIN THE SCOPE OF THIS INSPECTION. IF THERE IS ANY EVIDENCE OF MOISTURE PENETRATION IN THE HOUSE, IT IS STRONGLY RECOMMENDED THAT THE BUYER (S) HAVE A QUALIFIED LICENSED MOLD INSPECTION COMPANY DO A MOLD INSPECTION ON THE PROPERTY PRIOR TO PURCHASE. BUYER (S) SHOULD ALSO CHECK WITH THEIR HOMEOWNER'S INSURANCE COMPANY TO DETERMINE IF THERE HAVE BEEN ANY PREVIOUS WATER DAMAGE CLAIMS ON THIS PROPERTY.

NO. 23 THE TEMPERATURE READINGS ON PAGE 24 OF THIS REPORT, INDICATE THAT THE A/C SYSTEM NEEDS SERVICING.

NOTE:

AFTER ALL NEEDED REPAIRS ARE COMPLETED ON THE A/C SYSTEM (S), PAGE 25 OF THIS REPORT, SHOULD BE COMPLETED BY A QUALIFIED AND LICENSED A/C TECHNICIAN.

NO. 24 THE A/C CONDENSER UNIT, ON THE ROOF, NEEDS TO BE IDENTIFIED AS BELONGING TO UNIT 206. SEE PHOTO PAGES

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NOTE:

**THE CORRECT SIZING, OF THE A/C SYSTEM (S) CAN BE DETERMINED
BY THE FOLLOWING:**

**A. SQUARE FOOTAGE OF AIR CONDITIONED AREA X 20 DIVIDED BY
12,000 = TONS OF A/C.**

**B. TOTAL SQUARE FOOTAGE OF AIR-CONDITIONED AREA DIVIDED BY
600 = TONS OF A/C**

**HIGH CEILINGS AND / OR A LOT OF GLASS WINDOWS WILL CHANGE
AND HAVE AN EFFECT ON THESE CALCULATIONS**

NO. 25

**AFTER ALL REPAIRS ARE COMPLETED, ENTIRE UNIT NEEDS A
FINAL CLEAN INCLUDING WINDOW WASHING.**

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I. STRUCTURAL SYSTEMS (CONT.)

E. WALLS (INTERIOR AND EXTERIOR)

DESCRIPTION:

TYPE (S) OF EXTERIOR WALLS?

BRICK

TYPE)S) OF INTERIOR WALLS?

DRYWALL & BRICK

EXTERIOR WALL STRUCTURE?

WOOD FRAME, BRICK VENEER

F. CEILINGS AND FLOORS

DESCRIPTION:

CEILING FINISH (S) ?

DRYWALL

FLOOR SURFACES (S)?

CARPET, TILE, MANUFACTURED WOOD

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I. STRUCTURAL SYSTEMS (CONT.)

G. DOORS (INTERIOR AND EXTERIOR)

DESCRIPTION:

NUMBER OF GARAGE DOORS?	NONE
GARAGE DOOR MATERIAL?	N/A
ARE ELECTRIC GARAGE DOOR OPENERS PRESENT?	N/A
INTERIOR DOOR TYPE?	HOLLOW CORE WOOD

H. WINDOWS

DESCRIPTION:

WINDOW STYLE (S)?	DOUBLE - SINGLE HUNG - DOUBLE PANE
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NOTE:

NOT ALL WINDOWS WERE INSPECTED FOR OPERATION. ONLY A FEW, ACCESSIBLE WINDOWS, WERE CHECKED. THE FLASHING DETAILS ARE CONCEALED AND NOT ACCESSIBLE. NO COMMENT IS MADE ON THE INTEGRITY OF THE FLASHING DETAILS. A LEAK CHECK WOULD BE REQUIRED ON THE FLASHING DETAILS WHICH IS NOT WITHIN THE SCOPE OF THIS INSPECTION, TO DETERMINE THEIR INTEGRITY.

DO ANY OF THE ESCAPE WINDOW SILLS, IN THE BEDROOMS, EXCEED A MAXIMUM HEIGHT OF 44 INCHES FROM THE FLOOR?	NO
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DO ANY OF THE ESCAPE WINDOWS, IN THE BEDROOMS, NOT MEET A MINIMUM SIZE OF 5.7 SQUARE FEET?	NO
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I. STRUCTURAL SYSTEMS (CONT.)

H. WINDOWS

**NOTE:
THE PRESENCE, OF SAFETY GLASS, IS REQUIRED IN
HAZARDOUS AREAS SUCH AS THE FOLLOWING:**

ENTRY AND EXIT DOORS EXCEPT JALOUSIES

FIXED AND SLIDING PANELS OF SLIDING PATIO DOORS

ASSEMBLIES AND PANELS IN SWINGING DOORS

**DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS.
SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS**

**IN ANY EXTERIOR WALL, WHERE THE BOTTOM OF THE
EXPOSED EDGE OF GLASS IS LESS THAN 60 INCHES
MEASURED ABOVE ANY STANDING OR WALKING SURFACE**

**EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN
NINE (9) SQUARE FEET IN SIZE.**

**THE INSPECTOR WAS NOT ABLE TO DETERMINE IF THE
EXISTING GLASS IN THESE AREAS (IF PRESENT) WAS
SAFETY GLASS.**

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L. OTHER

DESCRIPTION:

TYPE OF KITCHEN COUNTER TOPS?	GRANITE
TYPE OF BATH SINK COUNTER TOPS?	MARBLE
TYPE OF DRIVEWAY?	N/A
TYPE OF FRONT WALKWAY?	N/A
TYPE OF PATIO?	N/A

NOTE:

**A REPRESENTATIVE NUMBER OF CABINET DOORS AND
DRAWERS WERE OPERATED.**

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II ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

TYPE OF SERVICE WIRING?	STRANDED - COPPER	
TYPE OF BRANCH WIRING?	ROMEX - COPPER	
VOLTAGE RATING OF THE MAIN SERVICE?	120 / 220 VOLTS	
AMPERAGE RATING OF THE MAIN SERVICE?	UNKNOWN	
IS ALUMINUM BRANCH WIRING PRESENT?	NO	
LOCATION (S) OF MAIN BREAKER BOX (S)?	UNKNOWN	
LOCATION (S) OF SUB-PANEL BOX (S)?	NO. 2 BEDROOM	
BREAKER BOX MANUFACTURER (S)?	GENERAL ELECTRIC	
ARE SMOKE ALARMS PRESENT INSIDE ALL SLEEPING ROOMS?		YES
TYPE AND LOCATION OF SERVICE DROP?	UNKNOWN	
LOCATION OF SERVICE GROUNDING?	UNKNOWN	

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

DESCRIPTION:

TYPE OF HOUSE WIRING?	COPPER - ROMEX	
ARE GFCIs PRESENT ON KITCHEN, BATH, WETBAR, GARAGE, AND EXTERIOR OUTLETS?	YES	
ARE BEDROOM OUTLETS CONNECTED TO ARC-FAULT BREAKERS IN THE BREAKER BOX?	NO	
ARE OUTLETS GROUNDED?	YES	

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II ELECTRICAL SYSTEMS (CONT.)

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

SMOKE ALARMS:

NOTE:

**SINGLE AND MULTI-STATION SMOKE ALARMS SHALL BE
INSTALLED IN THE FOLLOWING LOCATIONS:**

IN EACH SLEEPING ROOM

**OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE
VICINITY OF THE BEDROOMS.**

**ON EACH ADDITIONAL STORY OF THE DWELLING EXCLUDING
UNINHABITABLE ATTICS**

**MULTI ALARMS ARE NOT INTERCONNECTED. WHEN MORE THAN
ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN
AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE
INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF
ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL
UNIT. (IRC-R317.1). IT SHOULD BE NOTED THE SPECIFIC LOCATION
REQUIREMENTS OF THE SMOKE ALARMS WERE NOT INSPECTED
PER NFPA 72-11.8.3.5.**

NOTE:

SMOKE ALARMS WERE NOT TESTED NOR OPERATED.

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ADDRESS OF PROPERTY:

SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

DESCRIPTION:

NUMBER OF HEATING SYSTEMS?	ONE
TYPE OF HEATING SYSTEM?	FORCED AIR
ENERGY SOURCE?	ELECTRIC
LOCATION (S) OF HEATING SYSTEMS?	HALLWAY CLOSET
APPROX. AGE OF THE HEATING SYSTEM (S)?	NEW
TYPE OF WARM AIR DISTRIBUTION SYSTEM?	DUCTWORK
TYPE OF GAS LINE (S) TO THE HEATING SYSTEM (S)?	N/A
ARE ANY OF THE GAS LINES, TO THE HEATING SYSTEMS, GALVANIZED STEEL?	N/A
IS THERE A ONE INCH CLEARANCE TO COMBUSTIBLES WHERE THE FURNACE FLUES GO THROUGH THE ROOF?	N/A

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ADDRESS OF PROPERTY:

SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS (CONT.)

B. COOLING EQUIPMENT

DESCRIPTION:

NUMBER OF COOLING SYSTEM (S)?	ONE
SIZE (S) OF THE COOLING SYSTEMS?	2.5 TON
LOCATION (S) OF THE CONDENSER UNIT (S)?	ROOF
LOCATION (S) OF THE EVAPORATOR COIL (S)?	HALLWAY CLOSET
TYPE OF COOL AIR DISTRIBUTION SYSTEM:	DUCTWORK
APPROX. AGE (S) OF THE A/C SYSTEM (S)?	NEW
ENERGY SOURCE?	ELECTRIC

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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS (CONT.)

B. COOLING EQUIPMENT

NOTE:

AS OF JANUARY 23, 2006, THE US DEPARTMENT OF ENERGY HAS MANDATED THAT ALL MANUFACTURED A/C UNITS WILL BE A 13 SEER. WHEN 10 SEER PARTS ARE GONE, THEY ARE GONE. THE HOMEOWNER WILL HAVE TO PURCHASE A 13 SEER COMPRESSOR. THE UNKNOWN IS WHETHER THE EVAPORATOR COIL WILL ALSO HAVE TO BE REPLACED. THEY ARE WORKING ON AN "ADAPTER" TO ALLOW THE TWO TO "SPEAK" TO EACH OTHER. IT'S AVAILABILITY AND EFFICIENCY ARE NOT KNOWN YET. VISA VERSA, IT IS ALSO TRUE IF THE EVAPORATOR COIL HAS TO BE REPLACED, THIS MEANS THAN AN INSPECTION REPORT THAT INDICATES A BAD COMPRESSOR MAY NOT ONLY REQUIRE A MORE EXPENSIVE 13 SEER UNIT BUT MAY ALSO REQUIRE STRUCTURAL AND SPACE CHANGES TO ACCOMMODATE THE LARGER AND HEAVIER 13 SEER UNIT. IT MAY ALSO REQUIRE THAT THE EVAPORATOR COIL TO ALSO BE REPLACED.

NOTE:

BUYERS SHOULD VERIFY WITH THE BUILDER, THAT ALL A/C SYSTEMS ARE AT LEAST A 13 SEER.

C. DUCT SYSTEM, CHASES AND VENTS

DESCRIPTION:

TYPE OF DUCTWORK: FLEX

NUMBER OF A/C RETURN DUCTS? ONE

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ADDRESS OF PROPERTY:

SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

IV PLUMBING SYSTEMS

A. WATER SUPPLY SYSTEM AND FIXTURES

WATER SUPPLY SOURCE?	PUBLIC WATER SUPPLY
TYPE OF SERVICE PIPE TO HOUSE?	UNKNOWN
TYPE OF SUPPLY LINES?	GALVANIZED, COPPER, & PLASTIC
TYPE OF DRAIN LINES?	PVC
LOCATION OF MAIN WATER SHUTOFF VALVE?	UNKNOWN
TYPE OF VENT PIPING MATERIALS?	PLASTIC
LOCATION OF GAS LINE MAIN SHUTOFF VALVE?	N/A

NOTE:

IF WALK-IN SHOWERS ARE PRESENT, AND DWELLING IS OLDER THAN 10 YEARS AND / OR HAS BEEN VACANT FOR A PERIOD OF TIME, IT IS STRONGLY RECOMMENDED THAT A LICENSED PLUMBER PERFORM A SHOWER PAN LEAK TEST ON THE SHOWER (S) PRIOR TO CLOSING.

NOTE:

POLYBUTYLENE PIPING CAN BE IDENTIFIED BY BEING EITHER BLUE, GRAY, OR BLACK IN COLOR AND MAY HAVE THE NAMES VANGUARD OR QUEST STAMPED ON THE PIPING. IF PRESENT, THESE TYPE OF WATER LINES NEED TO BE REPLACED SINCE THEY HAVE A HIGH FAILURE RATE.

NOTE:

IT WAS NOT DETERMINED THE PRESENCE OR ABSENCE OF AIR ADMITTANCE VALVES AT ALL PLUMBING FIXTURES. IT WAS NOT DETERMINED IF THESE AIR ADMITTANCE VALVES ARE OPERATING PROPERLY.

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ADDRESS OF PROPERTY:

SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

IV PLUMBING SYSTEMS (CONT.)

A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)

NOTE:

SHUTOFF VALVES, AT THE HOUSE AND UNDER KITCHEN, WETBAR, COMMODES, AND BATH SINKS, ARE NOT OPERATED. IT WAS NOT DETERMINED IF THEY OPEN AND CLOSE PROPERLY. IF PROPERTY IS MORE THAN 10 YEARS OLD, THERE IS A STRONG POSSIBILITY THAT SOME OF THESE SHUTOFF VALVES WILL NOT OPEN OR CLOSE PROPERLY AND WILL HAVE TO BE REPLACED.

B. DRAINS, WASTES, VENTS

DESCRIPTION:

TYPE OF WASTE SYSTEM?	PUBLIC SEWER SYSTEM
TYPE (S) OF DRAIN LINES?	PVC
LOCATION OF MAIN CLEANOUT?	UNKNOWN

NOTE:

WASHING MACHINE (S) ARE NOT OPERATED DURING THE INSPECTION. NO DETERMINATION WAS MADE AS TO WHETHER THE WASHING MACHINE DRAIN LINE IS OPERABLE.

NOTE:

OVERFLOW DRAINS, ON SINKS AND TUBS, ARE NOT OPERATED. IT WAS NOT DETERMINED IF THEY DRAIN PROPERLY.

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ADDRESS OF PROPERTY:

SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)

C. WATER HEATING EQUIPMENT

DESCRIPTION:

NO. OF WATER HEATERS?	ONE
ENERGY SOURCE?	ELECTRIC
LOCATION (S) OF THE WATER HEATER (S)	MASTER BATH UTILITY AREA
GAS LINES?	N/A
APPROX. AGE (S) OF THE WATER HEATER (S)?	NEW
IS THERE A DRAIN PAN UNDER EACH OF THE WATER HEATER (S)? (SIZE REQUIREMENT OF THE DRAIN PAN IS 24-GAUGE & 1 1/2 INCHES DEEP.)	YES
IS THERE A ONE INCH CLEARANCE TO COMBUSTIBLES WHERE THE WATER HEATER FLUES GO THROUGH THE ROOF?	N/A

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V. APPLIANCES

J. DRYER VENTS

DESCRIPTION:

LOCATION OF THE DRYER VENT? UNABLE TO LOCATE

IS DRYER VENT LOCATED ON AN INTERIOR WALL? UNKNOWN

IS ANY SECTION, OF THE DRYER VENT, ROUTED VERTICALLY? UNKNOWN

NOTE:

IF DRYER VENT IS LOCATED ON AN INTERIOR WALL AND IS ROUTED THROUGH THE ATTIC AND ROOF OR IS ROUTED VERTICALLY AND BETWEEN FLOORS, THE BOTTOM, OF THE DRYER VENT, NEEDS TO BE CLEANED OUT PERIODICALLY TO AVOID LINT BUILDUP WHICH MAY CAUSE THE DRYER TO OVERHEAT AND START A FIRE.

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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS (CONT.)

B. COOLING EQUIPMENT (CONT.)

AIR CONDITIONING EQUIPMENT CHECK LIST

INDOOR EQUIPMENT:

MAKE: LENNOX	SIZE: 2.5__ TON	THIS A/C UNIT SERVES: ENTIRE UNIT			
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	70.70	C. WET BULB?	60.90	
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	59.60	D. WET BULB?	59.30	
	SPLIT? E.	11.10	F.	1.60	

NOTE:

DRY BULB SPLIT SHOULD BE WITHIN 13 TO 18 DEGREES?

WET BULB SPLIT SHOULD BE WITHIN 8 TO 10 DEGREES?

OUTDOOR EQUIPMENT:

G. SUCTION LINE TEMP?	71.30	I. CONDENSER LEAVING AIR TEMP?	84.20
H. LIQUID LINE TEMP?	72.60	J. CONDENSER ENTERING AIR TEMP?	74.80
		K. CONDENSER HEAT RISE? (I LESS J)	9.40

NOTES:

SUCTION LINE TEMPERATURE (G) SHOULD BE 10 TO 20 DEGREES COOLER THAN THE INDOOR DRY BULB LEAVING TEMPERATURE (B).

LIQUID LINE TEMPERATURE (H) SHOULD BE 3 TO 7 DEGREES WARMER THAN THE CONDENSER ENTERING AIR TEMPERATURE (J).

CONDENSER HEAT RISE (K) SHOULD BE WITHIN A 10 TO 20 DEGREE RANGE

OUTDOOR TEMPERATURES BELOW 55 DEGREES AND ABOVE 95 DEGREES WILL CAUSE EXPECTED TEMPERATURES TO VARY.

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III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS (CONT.)

B. COOLING EQUIPMENT (CONT.)

AIR CONDITIONING EQUIPMENT CHECK LIST

INDOOR EQUIPMENT:

MAKE:	SIZE: _____ TON	THIS A/C UNIT SERVES:
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	C. WET BULB?
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	D. WET BULB?
	SPLIT? E.	F.

NOTE:
DRY BULB SPLIT SHOULD BE WITHIN 13 TO 18 DEGREES?
WET BULB SPLIT SHOULD BE WITHIN 8 TO 10 DEGREES?

OUTDOOR EQUIPMENT:

G. SUCTION LINE TEMP?	I. CONDENSER LEAVING AIR TEMP?
H. LIQUID LINE TEMP?	J. CONDENSER ENTERING AIR TEMP?
	K. CONDENSER HEAT RISE? (I LESS J)

NOTES:
SUCTION LINE TEMPERATURE (G) SHOULD BE 10 TO 20 DEGREES COOLER THAN THE INDOOR DRY BULB LEAVING TEMPERATURE (B).
LIQUID LINE TEMPERATURE (H) SHOULD BE 3 TO 7 DEGREES WARMER THAN THE CONDENSER ENTERING AIR TEMPERATURE (J).
CONDENSER HEAT RISE (K) SHOULD BE WITHIN A 10 TO 20 DEGREE RANGE
OUTDOOR TEMPERATURES BELOW 55 DEGREES AND ABOVE 95 DEGREES WILL CAUSE EXPECTED TEMPERATURES TO VARY.

ADDENDUM TO PROPERTY INSPECTION REPORT
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ALLIED HOME INSPECTION SERVICES

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ADDRESS OF PROPERTY:

PHOTO NO. 1 FRONT



PHOTO NO. 2 DAMAGED BRICK MORTAR ON WEST LIVING ROOM WALL



PHOTO NO. 3 DAMAGED BRICK MORTAR ON EAST LIVING ROOM WALL



PHOTO NO. 4 KITCHEN SINK MISSING ANTI-SIPHONING DEVICE



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ADDRESS OF PROPERTY:

PHOTO NO. 5 DAMAGED BACK WALL UNDER KITCHEN SINK



PHOTO NO. 6 POWER CORD, TO DISPOSAL, NOT ENCLOSED IN CONDUIT



PHOTO NO. 7 COMMODE TANKS MISSING ANTI-SIPHONING DEVICE



PHOTO NO. 8 SUB-PANEL BREAKER BOX IN NO. 2 BEDROOM



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ADDRESS OF PROPERTY:

PHOTO NO. 9 VERTICAL A/C - FURNACE
IN HALLWAY CLOSET



PHOTO NO. 10 MISSING FLOORING IN
BEDROOMS



PHOTO NO. 11 ELECTRIC WATER HEATER
IN UTILITY ROOM AREA OF MASTER BATH



PHOTO NO. 12 EAST SIDE KITCHEN COUNTER
TOP, NEEDS ADDITIONAL OUTLET S



ADDENDUM TO PROPERTY INSPECTION REPORT
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ADDRESS OF PROPERTY:

PHOTO NO. 13 T & P DRAIN LINE, AT THE
WATER HEATER, IS NOT GRAVITY FLOW



PHOTO NO. 14 A/C UNIT ON ROOF



PHOTO NO. 15 METAL LADDER TO ROOF



PHOTO NO. 16 UNABLE TO LOCATE
DRYER VENT IN UTILITY AREA



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ADDRESS OF PROPERTY:

PHOTO NO. 17 WATER HEATER PIPING
 MISSING DIELECTRIC FITTINGS

PHOTO NO. 18 DAMAGED WATER HEATER
 SHELF.



PHOTO NO. 19



PHOTO NO. 20

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR REPAIRS

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- * Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas.
- * Improperly installed or missing arc-fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas.
- * ordinary glass in locations where modern construction techniques call for safety glass
- * the lack of the safety features such as smoke alarms, fire-rated doors in certain locations, and functional escape and rescue openings in bedrooms.
- * excessive spacing between balusters on stairways and porches
- * improperly installed appliances
- * improperly installed or defective safety devices
- * lack of electrical bonding and grounding

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by the inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

FORM OP-1